

REGULAR MEETING-MANSFIELD TOWN COUNCIL
August 11, 2008

Mayor Elizabeth Paterson called the regular meeting of the Mansfield Town Council to order at 7:30 p.m. in the Council Chambers of the Audrey P. Beck Building.

I. ROLL CALL

Present: Blair, Clouette, Duffy, Haddad (7:50 p.m.), Koehn, Nesbitt, Paterson, Paulhus, Schaefer

II. APPROVAL OF MINUTES

Mr. Nesbitt moved and Ms. Blair seconded to approve the minutes of the July 28, 2008 meeting. Motion passed unanimously with Ms. Blair and Mr. Paulhus abstaining.

III. MOMENT OF SILENCE

Mayor Paterson requested a moment of silence in honor off and respect for our troops around the world.

IV. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

Ken Guyette, 405 Mulberry Road, spoke in support of the Community Center stating that he is concerned that the staff is charged with running the Center like a business when only 51% of the facility is revenue producing. He asked the Council to consider increasing the general fund contribution.

Michael Spottiswoode, Olsen Drive, commented that at the last Town Council meeting an incident took place, which he outlined in a letter that he asked be read at this meeting. Mr. Spottiswoode inquired as to the status of that request. Mayor Paterson replied that she and the Town Manager discussed the issue and decided reading the letter in a public forum was not in the best interest of the Town but that Town Manager Matt Hart would be in touch with him to discuss the options.

Sean Cox, 12 Wormwood Hill Road, a member and volunteer at the Community Center moved his family here because it is a diverse and understanding community. He commented that he could not think of a more dedicated employee than Curt Vincente, Director of Parks and Recreation. Mr. Cox asked the Council to examine their expectations of the Center and to expand their circle of influence.

Betty Wassmundt, Old Turnpike Road, reflected on the discussion of the last meeting regarding whether or not letters from citizens should be read when requested. Ms. Wassmundt also enumerated questions regarding the Federal Transportation Grant. These will be answered later in the meeting. She also urged the Council to televise their meetings. (Statement attached)

Mike Sikoski, 135 Wildwood Road, pointed out the Future Fitness Club is now honoring Mansfield Community Center memberships. Mr. Sikoski also asked the Council to meet with him in executive session to discuss an issue that has to do with the Town Attorney. Mayor Paterson offered to meet with him to discuss his concerns. Mr. Sikoski spoke in support of bonding issues being on the ballot outside of elections.

Richard Pellegrine, Clover Mill Road, a member of the Town Council during initial discussions of the Community Center said that at the time planners assured them that the endeavor would be self- supporting. He suggested the Council explore the possibility of making the Center a regional facility supported in part by neighboring towns.

V. OLD BUSINESS

1. Assisted/Independent Living Project

Mr. Haddad moved and Mr. Clouette seconded, effective August 11, 2008, that the Mansfield Town Council recognizes Mansonicare as a “preferred developer” to develop, build and operate an assisted/independent living facility for seniors in the Town of Mansfield. This designation by the Town Council represents the Town’s interest in working collaboratively with Mansonicare to facilitate the development of this project.

The motion passed with all in favor except Ms. Blair who abstained since she was not present for the Mansonicare presentation.

2. Community /Campus Relations

Town Manager Matt Hart reported that staff has met with the major landlords surrounding the campus to discuss their plans to respond to large parties. Community visits have also been planned. Mayor Paterson invited any Council Members who are interested in participating in these visits to contact John Jackman.

3. Community Water and Wastewater Issues

No report

4. Appointment of Special Legal Counsel

Ms. Koehn moved and Mr. Nesbitt seconded to direct the Town Manager to prepare a resolution relating to the appointment of Special Legal Counsel using the language that currently exist in the Town’s Purchasing Rules and Regulations.

Mr. Haddad suggested the Council should consider adopting the policy as an ordinance.

Motion passed unanimously.

VI. NEW BUSINESS

5. Federal Transportation Grant for Storrs Road Improvements

Mr. Paulhus moved and Ms. Blair seconded to approve the following resolution: Resolved, by the Town Council of the Town of Mansfield, to accept the Federal Transportation ‘earmark” grant for the improvements to Storrs Road (Route 195) in the amount of approximately \$2,500,000 and to provide the local 20 percent match (approximately \$625,000) at the appropriate time as required by the grant program administered by the Connecticut Department of Transportation. The Town Council further confirms its commitment to operate and maintain the

facilities and appurtenances constructed by the grant that will not be operated and maintained by the Connecticut Department of Transportation.

Tim Veillette, Project Engineer, described the limits of the federal project area and explained that the 20% local match is included as part of a larger state Urban Action Grant. Council members discussed the need for a formal agreement allowing use of the Urban Action Grant for this purpose. Staff will work on finalizing the agreement with the state prior to the Council authorizing the Federal Transportation Grant.

6. Torrey Preserve Management Plan

Ms. Blair moved and Mr. Clouette seconded, effective August 11, 2008, to approve the Torrey Preserve Management Plan as presented and prepared by the Town's advisory committees and staff.

Jennifer Kaufman, Parks Coordinator, explained that what is being approved is a plan for the preserve which will be enacted as funds are approved in future budgets or by available grants. Ms. Blair noted that the resolution includes the naming of the preserve.

Motion passed unanimously.

7. State of Connecticut Department of Social Services Human Service Contract

Mr. Nesbitt moved and Mr. Paulhus seconded to approve the following resolution:

RESOLVED that the Town Manager, Matthew W. Hart, is empowered to enter into and amend contractual instruments in the name and on behalf of this Contractor with the Department of Social Services of the State of Connecticut for a Special Funding for Municipalities program, and to affix the corporate seal.

Motion approved unanimously.

8. Guidelines for Negotiation of Agreements between the Town of Mansfield and Storrs Center Development Entities

Town Manager Matt Hart in consultation with Council members has developed a set of guidelines defining the role of the Town Council and the Town Manager in negotiations between the Town and the Storrs Development Entities.

Mr. Nesbitt moved and Ms. Koehn seconded to approve the following resolution:

Move, effective August 11, 2008, to endorse and adopt the following Guidelines for Negotiation of Agreements between the Town of Mansfield and Storrs Center Development Entities:

Preamble: The Storrs Center project has been envisioned as a "vibrant village... that will intelligently and creatively fuse the interests of the residential community ...with an increasingly diverse academic community that constitutes the state's largest university and one of our nation's leading public research institutions."

The project was developed in the spirit of partnership between the Town of Mansfield and its citizenry, LeylandAlliance, and the University of Connecticut. In keeping with the characteristics of every public-private project, Storrs Center will

continue to require mutual trust and cooperation among the different parties to be successful and economically sustainable.

- 1) The Town Council shall meet as a committee of the whole to provide direction and guidance regarding the Town's negotiations with the master developer, LeylandAlliance, and any related Storrs Center development entities. Throughout the negotiation process, the Town Council, meeting as a committee of the whole, shall review such information that it collectively deems necessary to make informed decisions regarding the negotiations and any potential agreements related to the Storrs Center development. Depending on the nature and confidentiality of such information, this information could be provided in executive or public session.
- 2) The Town Manager shall serve as the principal negotiator and spokesperson for the Town Council, and shall be charged with negotiating with the master developer a tentative development agreement for review and approval by the Town Council. If necessary, the Town Manager shall also be charged with negotiating with related Storrs Center development entities any other agreement necessary for the Storrs Center project. Such other necessary agreements shall also be submitted to the Town Council for review and approval. Throughout the negotiation process, the Town Manager shall provide the Town Council with updates regarding the status and progress of the negotiations, to keep the Council informed and to solicit input, guidance and direction from the Council, meeting as a committee of the whole.
- 3) The primary objectives of any development agreement shall be to: (i) create a market-sustainable and financially viable project; (ii) ensure a fair agreement between the Town and the developer that minimizes the Town's risk and protects the interests of Mansfield residents and taxpayers; and (iii) ensure an appropriate return upon the town's investment in terms of fiscal and social benefits.
- 4) It is understood that information (such as draft development agreement terms or confidential business information) provided in executive session is protected as confidential under the Freedom of Information Act, and must be treated as such. To protect the integrity of the negotiations and to ensure good faith among the parties, all participants (Council members, staff and others) in any executive session pertaining to the negotiations, shall hold any and all information discussed in executive session in confidence. This guideline is critical to negotiating the development agreement.
- 5) The development agreement negotiated between the Town and LeylandAlliance and any other agreements negotiated between the Town and a related Storrs Center development entity will adhere to the primary objectives described in paragraph (3) above.
- 6) Any action taken by the Town Council with respect to a final development agreement or any other agreements related to the Storrs Center development shall be taken in public session, properly noticed and warned.

- VII. DEPARTMENTAL AND COMMITTEE REPORTS

- No comments

- VIII. REPORTS OF COUNCIL COMMITTEES

- Mr. Clouette speaking for the Finance Committee reported that preliminary year-end reports, subject to audit, showed that although the revenue projections were off the spending freeze counteracted the shortfall and a small addition was made to the fund balance.

He also reported the Committee is considering a resolution regarding the lease purchase procedure and is reviewing the existing purchasing rules and plans to include environmental policies in the purchasing process.

Mr. Haddad, chair of the Personnel Committee, reported that Town Manager's performance evaluation forms will be distributed this evening and outlined the time line for the process culminating in an executive session on September 29th.

The Committee will also meet on August 13th to discuss the rules of procedure for the Council and conduct a joint meeting with the Board of Education Personnel Committee to discuss contract negotiations.

Ms. Duffy reported that the Committee on Committees will also meet on August 13th and offered the following recommendation for appointments:

Recreation Advisory Committee – Howard Raphaelson, Ann Rash, Donald Fields and Sheldon Dyer
Board of Ethics – Nancy Cox

Motion to approve past unanimously.

IX. REPORTS OF COUNCIL MEMBERS

None

- X. TOWN MANAGER'S REPORT

Attached

On a personal note, Town Manager Matt Hart expressed his condolences to the family of Ed Passmore. Mr. Passmore was a former Town Council member, a lifelong member of the fire department and a former military man. Mr. Hart commented that Mr. Passmore was always very supportive and he appreciated his counsel.

Mayor Paterson stated that she, Mr. Paulhus and Mr. Clouette attended Mr. Passmore's funeral service and noted he would be greatly missed.

- XI. FUTURE AGENDAS

- Town Manager Matt Hart noted that the following issues would be discussed at upcoming meetings: White Oak septic system, the Mansfield Community Center,

Rules of Procedure and the Discovery Depot.

Mr. Nesbitt requested the Council explore the options regarding the budget referendum questions. Members agreed the wording is very confusing. The questions are in the Town Charter, but staff will investigate possible options available to the Council.

XII. PETITIONS, REQUEST AND COMMUNICATIONS

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9. F. Baruzzi re: FY 2008/09 Budget
10. CCM re: The 2008 Legislative Session Proves the Value of CCM Membership
11. CCM Legislative Update re: Meetings of CCM Legislative Committee 2008-2009
12. CCM State Regulatory Bulletin re: Proposed Regulations for Physical Restraint and Seclusion of School Children
13. Chronicle, "Community Center Talks Lead to Town Council Fight" – 07/29/08
14. Chronicle, "Editorial: Community Center Misfires with RAC" – 08/05/08 Mr. Paulhus noted his displeasure with the editorial commenting that the Riverside Athletic Club came to the Town with the offer.
15. Chronicle, "Editorial: We Offer These Threads, Needles" – 08/04/08
16. Chronicle, "Letter to the Editor" – 07/24/08
17. Chronicle, "Letter to the Editor" – 07/30/08
18. Chronicle, "Letter to the Editor" – 07/31/08
19. Chronicle, "Letter to the Editor" – 08/04/08
20. Chronicle, "Mansfield Community Center Tries Out New Fitness Regimen" – 08/04/08
21. Chronicle, "Mansfield Finalizes Deals with School Chiefs" – 07/24/08
22. Chronicle, "Mansfield Resurrects Quality of Life Group" – 07/25/08
23. Chronicle, "Mansfield Tweaks It's Budget" – 07/29/08
24. Chronicle, "PZC Says 'No' to White Oak Septic Proposal" – 08/05/08119
25. Chronicle, "Town Must Fund Relocation Costs" – 07/28/08
26. Daily Campus, "Going to Carriage Your First Weekend? Think Again" – 08/04/08
27. R. Fletcher re: Town of Ashford Board of Selectman – Ms. Koehn asked the status of the Region 19 referendum regarding the track. Staff reported it would not be on this year's Presidential ballot and that the majority of those voting would have to approve the expenditure.
28. Hartford Courant, "A Real College Town" – 06/09/08
29. Hartford Courant, "Gators Secure a Different Kind of Title" – 07/29/08
30. Hartford Courant, "Jitters Over Storrs Center" – 06/23/08
31. Hartford Courant, "Storrs Center Gets Hearing" – 06/24/08
32. Planning and Zoning Commission re: Designation of PZC Representative to

Committee on Community Quality of Life

- 33. Press Release: Storrs Center Sustainability Guidelines, Providing "Blueprint" for Green Development, are Approved by Mansfield Downtown Partnership Board of Directors
- 34. Reminder News, "Preparations for 5th Annual Festival on the Green Underway" – 06/21/08
- 35. Reminder News, "Tour de Mansfield a Family Event" – 07/25/08
- 36. N. Stevens re: Mansfield Community Center

Ms. Blair moved and Mr. Paulhus seconded to move into executive session.
Motion passed unanimously.

XIII. EXECUTIVE SESSION

Present: Blair, Clouette, Duffy, Haddad, Koehn, Nesbitt, Paterson, Paulhus, Schaefer.

Also Present: Town Manager Matt Hart.

Issue: Town Manager Performance Evaluation

XIV. ADJOURNMENT

Mr. Paulhus moved and Ms. Blair seconded to adjourn the meeting.
Motion passed unanimously.

Elizabeth Paterson, Mayor

Mary Stanton, Town Clerk